

DISTRICT V ADVISORY BOARD

Minutes

May 7, 2001

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The District V Advisory Board meeting was held at 7:00 p.m. at the Sedgwick County Extension Center, 21st Street & Ridge Road. In attendance were eleven (11) District Advisory Board Members, ten (10) City staff, approximately fifty (50) citizens, and the District V City Council Member.

Members Present

David Almes
Bob Bulman
Sean Cash
David Dennis
Maurice Ediger
Margarita Farelle-Hunt
Fran Hoggatt
Andy Johnson
Vince Miller
Teresa Schmidt
Bob Sorenson
Council Member Bob Martz

Staff

Steve Lackey, Public Works
Mike Lindebak, Public Works
Paul Gunzelman, Public Works
Jim Armour, Public Works
Dale Miller, Planning
Deputy Chief Mike Rudd, Fire
Battalion Chief R.P. Harris, Fire
Sgt. Bobby Wiley, Police
Officer Robert Lacy, Police
Dana Brown, City Manager's Office

Guests listed on page 10.

ORDER OF BUSINESS

Call to Order

Council Member Martz called the meeting to order at 7:06. He explained the purpose of the District Advisory Board to act as community advisors to him as the District V Council Member. He introduced a new Board Member, Teresa Schmidt, and explained that the City Clerk has not yet sworn Ms. Schmidt into her position officially so she would not vote on matters before the Board at this meeting.

Council Member Martz further explained that although he chairs the Board meetings, the actions do not include a vote by him—even in a tie. He stated that his opportunity to vote is at the City Council meetings and that he considers the feedback of the Board in his vote. He advised the public that this meeting provides them with an opportunity to voice their opinion on City issues. However, he asked that the public attending the Advisory Board meetings conduct themselves with the same appropriate behavior that is expected in the Council Chambers.

Approval of Minutes

Council Member Martz asked for corrections to the minutes of April 2, 2001. No corrections were noted, and **Almes (Hoggatt)** moved that they be approved. Motion passed 10-0.

Approval of the Agenda

Council Member Martz asked if any agenda changes were needed. He noted that the two scheduled issues on the Public Agenda would probably produce greater public input than usual and asked citizens in attendance to be certain they had signed in on the sign-up list by the door if they planned to address the Board. He also asked that the individuals stand and provide their name and address when presenting their comments.

Public Agenda

Scheduled Items

1. Resident Issues Associated with Expansion of Central between Ridge and Tyler

Council Member Martz introduced **Mike Lindebak, City Engineer**, who described the next portion of the ongoing expansion of West Central. **Lindebak** explained that this portion began east of Winterset—near Applebee’s Restaurant—and continues west to Country Acres. The project will expand Central to three lanes each east and west with left turn storage at the Ridge intersection, and left turn lanes for Redbarn and Woodchuck at Bishop Carroll High School. Sidewalks will be constructed on the north side of Central with a two-foot (2’) brick strip between the right-of-way and the sidewalk. The work is scheduled to begin in mid-May and be completed in November.

Lindebak reported that concerns have been expressed from property owners adjacent to Central regarding the expansion bringing the street too close to their property. He stated that with the expansion, the street would be five to ten feet (5-10’) from the properties. **Council Member Martz** stated that the property owners have requested that the City construct a wall along Central to shield their properties from the noise and close proximity to the traffic. **Lindebak** responded that the City’s policy is that walls are not constructed along residential and business properties with traffic improvement projects. He stated that the City never discourages property owners from building a wall, however.

With no questions from the Board at that point, **Council Member Martz** opened the questions to the public. **Michella DeBoer, 7614 W. Jennie**, spoke as representative of property owners in an approximate two-block area located on both sides of Central between Woodchuck Road and County Acres Road, west of the Ridge & Central intersection. DeBoer spoke from a handout (attached) outlining several points:

1. *Property owners had understood that a wall would be constructed.* **Lindebak** reported that during an earlier public information meeting, City staff reported that a curb would be built to confine construction.
2. *Several points were made about the traffic noise including an article from a federal journal of the Bureau of Transportation¹ recommending a threshold for noise level of 55 decibels.* **DeBoer** reported recent readings for noise level of 86 db and 76 db, and identified several factors related to high noise levels such as increased traffic volume and negative impact on property values. **Ron Sparkman, 7600 W. Jennie**, spoke about his perception of increased speed on Central. The handout proposed a new ordinance

¹ Journal of Transportation and Statistics, October 1998, page 2.

providing concrete walls between the street and the property for homeowners within a specific area of the busiest intersections.

3. *Concerns exist that accidents pose a safety issue for property owners and their families. Several homeowners spoke about accidents, especially related to weather conditions.*
4. *A quote from a private contractor was given for approximately \$70,000 for building a six-foot (6') retaining wall on the north and south sides of the area of concern.*

Lindebak cautioned that the quote may not include all of the necessary construction costs and could actually be within a \$100,000-200,000 range.

5. *A Kansas law was noted that prohibits widening a road to cause loss to the property owner.*

DeBoer asked the Board to consider the proposed ordinance noted in the handout. **Council Member Martz** responded that a Board decision on the proposed ordinance would not be considered at this meeting. **Steve Lackey, Public Works Director**, offered to address issues related to handout points at the next District V Advisory board meeting on June 4, 2001. **Council Member Martz** supported Lackey's suggestion, noting that the Board would need to have accurate information for the consideration.

The public then asked additional questions regarding a variety of concerns:

Marjorie Hale, 7520 W. Jennie, stated that she assumed the City built the walls she had seen including the walls along the Kellogg expansion. **Lackey** responded that only the Kellogg wall was built by the City; homeowners associations built all other walls. **Hale** asked if any low interest loans or special financing was available to help the property owners with financing a wall. **Lackey** replied that special assessments could be made as part of a special financing and explained how a "bond council" for the City could consider projects. **Hale** then noted the dilemma of declining property values and special assessments being added.

Dennis Ellerman, 7502 Jennie, asked if a wall would affect trees and utility lines. **Lackey** stated that a wall is usually built behind the trees. **Ellerman** asked Lackey to provide his opinion on the construction quote of \$70,000-80,000 for building a wall; **Lackey** replied that he would like to review the quote and consider any existing obstacles such as the trees and utilities that might not have been included. **Rebecca McKenna, 7525 Cottontail**, asked Lackey what walls typically cost; **Lackey** stated that they are usually \$60-80 per foot for an eight foot (8') high wall.

Steve Springer asked if the Country Acres area would still begin next week. **Council Member Martz** stated that whatever the eventual decision regarding the wall, the construction would still begin as soon as possible to stay on the project schedule.

Donna Roberts, 7541 Cottontail stated that the area receives both the Bishop Carroll and Northwest High School traffic of teen drivers who typically speed.

Gerald Sutch, 7827 Cottontail said that when he built his home 25 years ago, Central was two-lane and he built his fence on the slope to hide the road; when Central was expanded to 4-lane, he raised the fence. Sutch then asked if the road would be raised again? **Lindebak** stated that the street would actually be lowered. **Sutch** then said that no one asked the residents about increasing the number of lanes, and that the expansion will bring increased traffic. **Council Member Martz** stated that a public meeting was held previously about the project.

George Hocker, 655 Redbarn, asked what would happen to the sidewalk and trees along the right-of-way. **Lindebak** said whenever possible, they would be left where they currently exist and that utilities poles would be moved outside them. He noted that they were already moved on the north side. **Council Member Martz** stated to Lindebak that citizen calls

had been received about moving their fences. **Lindebak** replied that no current plan exists for removal of personal fences but if the contractor identifies a need to move one, the property owner would be notified and the fence would be replaced.

Chuck Neoeam, 7801 W. Jennie, asked how much of the Kellogg expansion expense was due to the rambling wall. **Lackey** stated that the largest expense was acquiring properties and constructing the road to avoid the tunnel effect.

Judy Wiegel, 7800 Redbarn, expressed concerns of the loss of trees along Central that would have decreased traffic noise; a high number of accidents in the area; backyard versus front yard location; and, the “crazy” traffic. Other residents shared pictures of accidents and other issues.

Shelly Decker, 7819 Cottontail, noted that trees, noise, utility poles, etc. are important but most important is the safety of her children. **Rebecca McKenna** supported the concern and described an accident near her home.

Norm DeBoer, 7614 W. Jennie, requested to know the total project cost for the total length of the Kellogg expansion. **Lackey** stated that he didn’t have the detailed information with him but could include it in his report at the next meeting.

Neoeam asked if a decision would be made next month to which **Council Member Martz** said that for the City to agree to building a wall that the policy change would need to be recommended by the District Advisory Board to the City Council and would require four votes from the Council. **Sutch** replied that the people making the decision couldn’t appreciate the situation.

Lee Price, 7720 Jennie, asked for situations to be identified for the City building walls; **Lackey** explained again that the City’s policy on building walls applies to freeways only.

Council Member Martz stated that many of the questions could be addressed at the next meeting in June when Public Works staff will provide a complete report addressing the issues listed in the outline presented by the residents.

Action deferred until June 7 District Advisory Board Meeting.

2. Traffic issues with Westport & Maize.

Carl Davis, 10207 Westport and a resident of Stonegate Estates Addition, presented traffic-related issues pertaining for his residential area on Westport Street, located east of Maize Road and north of 13th Street (handout attached). He identified the following issues: 1) increased traffic levels related to commercial and residential developments in the area; 2) limited access onto Maize Road for the area bounded by Maize and Tyler Roads and 13th and 21st Streets; 3) traffic accidents at the intersection of Maize Road and Westport; and 4) speeding influenced by straight direction of Westport, causing safety concerns for the residents.

Davis cited data provided by Paul Gunzelman, Traffic Engineer for the City including 2,210 vehicles in a 24-hour period. Davis then explained how he had used the count to calculate that one vehicle travels Westport every 20 seconds by basing the total count over a 16-hour period (eliminating eight hours of night traffic). Davis stated that he had collected information showing eight (8) accidents during the past year for the Westport & Maize intersection. He noted that Maize Road was heavily used as a four-lane with residential and commercial development from Kellogg to past 21st Street.

Davis also presented suggested solutions including:

- sidewalks, speed bumps or dips on Westport;
- opening Valleyview—presently closed—through to 21st Street, and if opened, erect a stoplight at Bella Vista & Maize Road;
- terminate Westport at Maize Road;
- move the existing termination of Valleyview on the north side of Stonegate Addition to the south side at 17th Street;
- post caution signs on Westport;
- reduce the speed limit on Westport to 20-25 miles per hour;
- erect a stoplight with a pedestrian crosswalk at Westport and Maize Road;
- construct east and west left turn lanes on Maize at Westport;

Council Member Martz opened the questions to the Board. **Johnson** asked if it was known where the bulk of the traffic was coming from, and **Davis** replied it was coming from the northeast and southeast quadrants of the mile section. **Almes** asked Lindebak why Valleyview was terminated, and **Lindebak** said the closure occurred during the development of the two plats to separate Valleyview and Stonegate. **Johnson** stated that he drove Westport to review the situation and noticed that two children were playing in the street; he asked Davis if he had contacted Police. **Davis** said he had talked to Police, and that they would prefer to ticket for not stopping at the stop sign. **Council Member Martz** asked **Police Sergeant Bobby Wiley**, West Patrol Station, to respond. **Wiley** stated that he and his officers had spent about six hours observing the area, and had noted that speeding does become a problem west on Westport and north on Valleyview when school lets out. He said that it is a concern but not a greater concern than in other community areas. **Council Member Martz** asked if Sgt. Wiley had suggestions for addressing the concerns; **Wiley** stated that the police in the Traffic Section from the Patrol Station are distributed throughout a large area. When citizens express concerns regarding a specific area, officers are assigned to the area for a certain time period, typically 30 days, explained Wiley. He stated that if significant tickets are given during that time period, the officers are assigned to spend more time in that area.

Steve Lackey, Public Works, addressed some of the solutions suggested by Davis: 1) sidewalks can be requested by residents through the petition process but they are an emotional issue; 2) closing roads redistributes traffic which typically just moves the traffic concerns to another area; and, 3) Westport is a collector street which typically have more traffic than other residential streets. **Mike Lindebak and Jim Armour, Public Works**, also offered information that the Valleyview was closed approximately ten years ago at the request of the Stonegate subdivision residents. Davis asked how the closure could be removed, and **Lackey** replied that the request would have to come back through the DAB and City Council. **Council Member Martz** described a similar situation in District II on the east side where a gate had been opened and closed several times over time and a recent request to close the gate again was brought to the District II Advisory Board. The DAB II formed a committee with residents and staff to study the issue. **Lackey** added that the DAB Members took the leadership role, working with staff and the school district—due to the school in the area—and resolved the issue through a compromise.

Paul Maly, 10119 Westport, asked for information on the accident count at Westport & Maize. **Gunzelman** reported that accident reports showed seven (7) in 1997; ten (10) in 1998; four (4) in

1999; and eight (8) in 2000. **Bulman** asked if any plan existed for turn lanes on Maize at Westport, and **Gunzelman** stated that he had prepared a request for turn lanes in the Capital Improvement Program (CIP); **Lackey** further explained that the request was not currently in the CIP. **Bulman** said that it would seem that left turn lanes would be needed for an intersection involving a collector and an arterial street.

Council Member Martz stated that he would like to have a committee formed to study the issue and solutions. DAB Members Miller and Almes, and residents Carl and Kristine Davis, and Paul and Nancy Maly agreed to serve on the committee.

Mike Rudd, Fire Department, offered information related to emergency response issues that could be impacted by some of the solutions suggested previously. He stated that stopping traffic flow—such as closing a street—has a dramatic impact on slowing emergency responders while slowing traffic flow will slow emergency responder to a lesser degree. **Davis** asked about a passive system such as speed bumps but **Council Member Martz** asked that the committee be allowed to work on solutions rather than trying to provide answers tonight.

Other questions and comments included the following:

Bulman asked Davis if a homeowners association existed, and the residents said that no association had been formed.

Lindebak offered additional information regarding the interest in constructing sidewalks by explaining that the neighbors would first need to determine who wanted the sidewalks and where they wanted them. Then, he said that the neighbors would present a request to the City Council with the specific information. Public Works would then come out to do an assessment and provide information to the residents, Lindebak continued.

Lakey offered additional information on the east side gate issue explaining that the stakeholders were first identified and then notified of the committee meetings by door hangers distributed by the City. Lackey said that City staff such as Paul Gunzelman, Public Works, and Dana Brown, City Manager's Office, could help organize the group and set up the meetings.

Miller suggested that one aspect to consider would be the number of residents compared to the traffic counts for the area.

Action: Council Member Martz formed a city staff and citizen committee to address issue.

Off-agenda items

No additional citizen issues presented.

Council Member Martz announced a five-minute break.

Planning Agenda

3. ZON2001-00019 and CUP2001-00013 DP-250 Amendment Northridge Plaza

Community Unit Plan Amendment #1

Dale Miller, Planning Department, presented information regarding a request to change a "LC" Limited Commercial; "SF-6" Single Family Residential; and, "SF-20" Single Family Residential to "LC" Limited Commercial, and amend and expand the Starwest Community

Unit Plan on the northwest corner of Ridge Road and 37th Street North with proposed use is commercial development. Miller explained that the area is bounded on the west by the Big Slough North and one of the major factors is impact to the drainage plan during the platting process and affected use of the properties. In addition, requirements must be given for transportation improvements in order to provide smooth traffic circulation. Miller said that staff had recommended approval to the request subject to platting within one year, subject to annexation of the unincorporated portion of the tract, and subject to the conditions outlined in the Staff Report including providing transportation improvements; providing municipal water and sewer services prior to development; submitting any major changes to development plan to MAPC and City Council; retaining agreement to the plan upon transfer of title; and, submitting document to Register of Deeds that special conditions are associated.

Bulman stated that he was concerned that the expansion would impact flooding in the area. **Terry Smyth, Baughman Company and agent for Ritchie Development, applicant,** replied that approval had been received from the Federal Emergency Management Agency (FEMA) with the condition that the development be handled appropriately including state and city approval. **Bulman** asked if the plan had been developed in accordance with the current requirements for a floodplain, and **Smyth** said that the most recent data available had been used and flooding prevention was addressed all the way to the Big Slough. Smyth stated that differences existed in floodway, floodplain, and 100-year flood. He said the area to the east of Ridge Road is considered floodplain, and Reserve A is a floodplain with a floodway in it. He continued that the bolded area shown on the map and marked for development is not in a floodplain. Smyth assured that the plat will agree with the designated area by 99%. **Bulman** stated that if potential flooding is addressed that he felt better about a retail development than a residential.

Hoggatt asked if Ridge Road was wide enough, and **Smyth** said it allowed for 120 feet of right-of-way with a guarantee of left turn storage area. **Bulman** noted that Parcels One and Two could be retail or multi-family.

Hoggatt (Dennis) moved that the request be approved with the outlined conditions. Motion passed 11-0.

Action: Recommended approval by 11-0 that the request be approved with staff-recommended conditions.

Unfinished Business

No items scheduled.

New Business

No items scheduled

Board Agenda

4. Community Police Report

Robert Lacy, Community Police Officer, stated that no major increase in crimes had occurred in the area. He stated that they had received numerous traffic complaints in the Maize Road area discussed earlier in the meeting, and had patrolled the area, recording the highest speed of 38 miles per hour. Lacy said that certainly the children's safety was a major consideration.

Bulman asked if speeds had been recorded before and after the four-lane expansion along Central from West Street to Highway 235 underpass. **Lacy** replied that their records indicated that speeding had not increased after the expansion. **Wiley** supported the information. **Johnson** stated that the DAB had previously received reports from Public Works staff that additional lanes actually caused speeding to decrease. He asked the Police officers if they provide programs in the schools. **Wiley** stated that the School Resource Officers present programs for Drivers Education on the topics of safety and substance abuse. He said they also present about six hours of programs at Maize High School. Wiley also noted that police officers had stopped four cars driven by Maize High School students for speeding on Maize Road. **Lacy** stated that he had met with the Maize Police Department and they were working on creating some special programs for the students.

The Board asked questions and discussed several issues related to traffic issues at schools including parking situations; effectiveness of caution lights in school zones; uniform speed limits at all schools; and, turn lanes for entering and exiting schools. **Lacy** stated that every elementary school has parking concerns, especially at pickup and drop-off times. **Ediger** stated that parking issues always exist and it is best to have the principal and some teachers monitoring during the pick-up and drop-off periods as well as working with the Board of Education security.

Action: Receive and file

Other

5. Board Updates, Issues, and Reports

Opportunity is provided for reporting any activities, events, or concerns in the neighborhoods and/or District.

Almes acknowledged that *Curb & Gutter* pamphlets received at the meeting and stated that no curbs exist where he lives. He asked Sgt. Wiley if driving on the right-of-way is legal when no curb & gutter exists, noting that it happens frequently—especially with accidents—and makes it difficult for the Homeowner Association to maintain the right of way. **Sgt. Wiley** said that he would check on it but if it's an accident, Police usually don't take action for vehicle being on the right-of-way.

Council Member Martz provided updates and reviewed several issues of interest as follows for the Board.

- Complimented the Police Department on how they have diplomatically handled complaints regarding RV parking in the District.
- Reported that ZON2001-00013 and CON2001-00021, the zoning request on West Central to change from Single Family to General Office with a Conditional Use to permit a small animal veterinary clinic has been referred back to MAPC. It will be considered at both the District Advisory Board and MAPC in July.
- Reported that OCI had taken some action to address the concerns of the area behind Sluggers and no other calls had been received.
- Reported that OCI had cited several property owners for illegal parking on their property.
- Stated that City Council would take action tomorrow—May 8—on the open agenda for order-in paving on Carr Street
- Asked for any volunteers to attend a meeting tomorrow afternoon with the City and the County regarding Emergency Medical Services; no members were available during the work day to attend.
- Reported that the satellite monitoring device including rainfall gauges along the Cowskin Creek had been installed by the U.S. Geological Survey at a cost of \$115,000;
- Discussed the possibility of expanding the mission of the District Advisory Boards and asked Board members to consider project ideas for District V. He said that one consideration is dividing responsibility for attending one meeting for the district neighborhood and homeowner association meetings to provide support and offer to be a contact for issues that might come before the District Advisory Board.
- Reported the following appointments to be made at the Council Meeting on May 8:
 - Jack Graham, Police & Fire Retirement Board
 - Bill Haggar, Public Building Review Board
 - Ann Brooks, Sister Cities

Ediger voiced his support for the appointments. **Johnson (Hoggatt)** moved to recommend support. Motion passed 10-0.

Action: Recommended support by 10-0 for approval of the appointments.

Some further Board discussion took place on issues associated with the Central expansion item presented earlier. Some support was given for the homeowners accepting responsibility to build a wall. Others recognized the issue as related to growth. **Council Member Martz** stated that the Board discussion could occur at the next meeting after hearing the staff presentation in response to the residents' issues.

Bulman asked if the four-way stop was now installed at 21st Street and 119th Street, and **Council Member Martz** said it had with the understanding that when traffic counts justify a signal, the signal will be installed.

Almes asked why the City opposed the use of speed bumps as speed deterrent and **Council Member Martz** reported that the opinion of Public Works staff is they aren't very effective because motorists just drive around them. **Miller** noted that they also carried high liability for the local city governments who use them.

6. Next Meeting

The next scheduled meeting of the District V Advisory Board will be held on June 4, 2001 at 7:00 p.m. in the Meadowlark Room at the Sedgwick County Extension Center.

No Action Required.

With no further business, the meeting was adjourned.

Respectfully submitted,

Dana Brown
Neighborhood Assistant
District V

Guests